



## Inter Departmental Memorandum

TO: The Honorable City Council

REVIEWED: *RW* Ronald H. Williams, Jr. Deputy City Manager

FROM: *GM* George M. Homewood, AICP, CFM, Director, Department of City Planning *JMD*

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SUBJECT: Application for a Special Exception – Fire & Ice Restaurant & Lounge

DATE: November 6, 2015

On the November 17, 2015 public hearing agenda, City Council will be reviewing a request to operate an entertainment establishment with alcoholic beverages on property located at 3300 North Military Highway, Suite 3320. This property consists of a 4,048 square-foot space on a 3.3 acre lot with several other buildings on the site. The applicant proposes to operate a new business in a space previously occupied by Stonehouse Lounge, which was also an entertainment establishment with alcoholic beverages. This site is zoned C-2 (Corridor Commercial) which permits entertainment establishments by special exception.

Prior to the October 22, 2015 Planning Commission public hearing, the Idlewood/Sandy Heights Civic League contacted members of the Planning Commission with concerns regarding the entertainment use of the site. These concerns included the site's proximity to adjacent homes and a history of safety and noise-related complaints with previously approved entertainment establishments at this location, including Stonehouse Lounge.

After conducting a duly advertised public hearing on October 22, 2015, at which the applicant and opponents spoke, the Planning Commission voted 4 to 2 (Dr. Neumann was absent for this vote) to recommend approval of the applicant. Since the applicant is a new operator, the vote was based on an added 18-month sunset provision requiring that the special exception will be reviewed after 18 months in order to monitor actual impacts of the proposed establishment on the adjacent neighborhood.